



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, APRIL 18, 2007

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Susan Walton, Principal Planner

Mike Enderby, Acting Principal Planner

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **April 18, 2007**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Xochitl Lopez (xochitl.lopez@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PDA05-058-01. Planned Development Permit Amendment** to remove a condition of approval regarding the percentage of storm water runoff from the site that shall be treated by bioretention swales from the previously approved Planned Development permit in the A(PD) Planned Development Zoning District, located on the northwest corner of the intersection of Monterey Road and Curtner Avenue (WPV San Jose LLC, Owner). Council District 7. SNI: None. CEQA: Addendum to EIR.
Deferred from 04/11/07.
(Project Manager: Reena Mathew)
- b. **TR07-037. Tree Removal Permit** to remove one Incense Cedar tree, 70 inches in circumference, on a 0.17 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of South 16th Street 80 feet southerly of East San Antonio Street (207 S 16TH ST) (Carson Christopher S And Stearns Kristen E, Owner). Council District 3. CEQA: Exempt.
(Project Manager: Tracy Chu)
- c. **PD06-065. Planned Development Permit** to construct a 10,200 square-foot building for industrial uses on a 1.76 gross acres site in the A(PD) Planned Development Zoning District, located at 2268 Will Wool Drive (on the east side of Will Wool Drive approximately 400 feet north of Quinn Avenue). (San Jose Water Company, Owner) Council District 7. SNI: None. CEQA: Exempt.
(Project Manager: Avril Baty)

- d. **TR07-047. Tree Removal Permit** to remove one Italian Stone Pine tree, 80 inches in circumference, from a single family detached residential lot in the R-1-8 Single-Family Residence Zoning District, located on the northeast side of Student Lane 100 feet southeast of Mossbrook Avenue (4587 Student Lane). (Ahern Michael M And Tanya M, Owner). Council District 1. CEQA: Exempt.
(Project Manager: Steven Rosen)
- e. **SP07-007. Special Use Permit** to demolish an existing two-car garage and construct new two-car detached garage on a parcel with an existing single-family house within the Naglee Park Historic Conservation District on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of S. 15th Street approximately 170 feet north of E. San Fernando Street (74 S. 15TH ST) (Greg Casella, Owner). Council District 3. SNI: University. CEQA: Exempt.
(Project Manager: Steven Rosen)
- f. **SP07-013. Special Use Permit** to legalize two additions totalling approximately 312 square feet to an existing detached garage, approximately 676 total square feet in size, at the rear of the property in the R-1-8 Single-Family Residence Zoning District, located at/on the Southeast side of Martin Avenue, approximately 520 feet southwesterly of Park Avenue (1496 Martin Avenue) (Frank and Mina De Bartolo, Owners). Council District 6. SNI: None. CEQA: Exempt
(Project Manager: Reena Mathew)
- g. **SP06-093. Special Use Permit** to allow Industrial Park and laboratory uses on a 2.07 gross acre site in the HI Heavy Industrial Zoning District, located on the South side of Berger Drive, 480 feet westerly of Oakland Rd (1580 BERGER DR). Council District 4. SNI: None. CEQA: Exempt.
(Project Manager: Chris Burton)
- h. **TR07-038. Tree Removal permit** to remove one multi-trunk tree (unknown type), measuring, in sum, 91 inches in circumference, on an existing multi-family residential property in the R-1-8 Single-Family Residence Zoning District located on the North side of Waterbury Court, 220 feet East of Boynton Drive (3675 Waterbury Court) (Ray and Frances Maglalang, Owner). Council District 1. CEQA: Exempt.
(Project Manager: Rachel Roberts)
- i. **H06-035. Site Development Permit** to construct a 60,098 square foot self-storage facility on a 2.32 gross acre site in the LI Light Industrial Zoning District, located at the southwest corner of Mabury Road and Lenfest Road. (697 Lenfest Road) (Mercado Javier R And Maria G Et Al, Owner; Danberg Development Dan Hunter, Developer). Council District 3. SNI: None. CEQA: Exempt.
(Project Manager: Lesley Xavier)

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PDA90-021-04. Planned Development Permit Amendment** to remove seven Sycamore trees and two Pear trees on a 66.7 gross acre site in the R-1-1(PD) Planned Development Zoning District, located on the northwest corner of Wine Valley Cl (8895 WINE VALLEY CL) (Thamann T F Trustee & Et Al, Owner). Council District 8. CEQA: Exempt. **Deferred from 04/11/07.**
- b. The projects being considered are located on a 1.02 acre site in the IP Industrial Park Zoning District, on the north side of Rock Avenue, approximately 450 feet westerly of Oakland Road (1041 ROCK AV) (Rock Avenue Llc, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration.
 - 1. **PD06-061. Planned Development Permit** to demolish an existing commercial building and two garage structures, and to construct 18 single-family attached residences.
 - 2. **PT06-102. Planned Tentative Condominium Map** to reconfigure two parcels into one lot for 18 single-family attached residential units.
- c. **PD06-070. Planned Development Permit** to construct a four-story 98-unit Residential Care and Service Facility (Senior Assisted Living) above an underground parking facility on a 1.21 gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of Meridian Avenue and Curci Drive (993 Meridian Avenue) (Merrill Gardens Willow Glen Llc, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.
(Project Manager: Rebekah Ross)
- d. **TR07-028. Tree removal permit** to remove one Modesto Ash tree, approximately 118 inches in circumference, from the front yard of an existing single family residence in the R-1-8 Single-Family Residence Zoning District, located on the West side of Cardinal Lane, 210 feet South of Koch Lane (2621 Cardinal Lane) (George & Deborah Parkinson, Owner). Council District 9. CEQA: Exempt
(Project Manager: Rachel Roberts)

This concludes the Planning Director's Hearing for April 18, 2007. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE